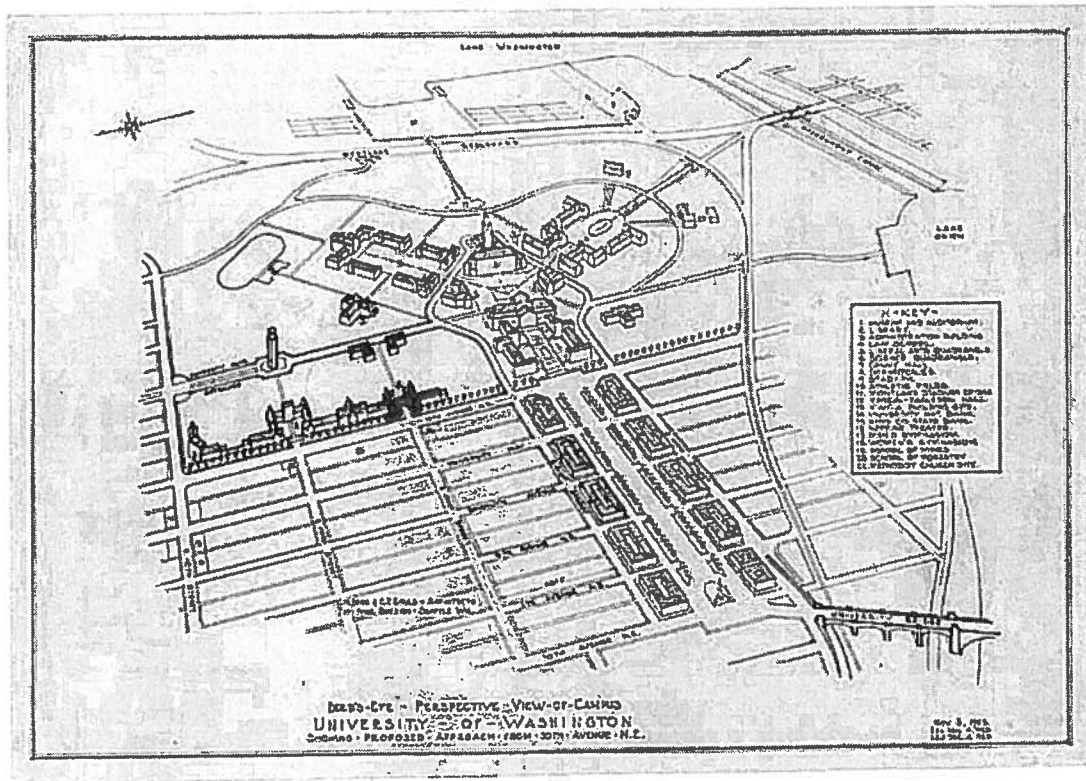


Historic Resources Addendum for
University of Washington
Educational Outreach Center



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March 2005

**Historic Resources Addendum for
University of Washington
Educational Outreach Center**

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UW Educational Outreach Building, UW Project No. 10632

BOLA Architecture + Planning

1. INTRODUCTION

Background

This report provides historic and architectural information about following four properties, which surround the site of the proposed Educational Outreach Building at west edge the University of Washington's Seattle campus:

- The College Inn, a circa 1908 commercial building, which currently contains a bed and breakfast, several restaurants and retail spaces at Northeast 40th Street and University Way Northeast
- The Commodore Duchess Apartment Building, a multi-family building from the mid-1920s on 15th Avenue Northeast between Northeast 40th and 41st Streets
- Schmitz Hall, a University administrative building built in 1970, located on the block between Northeast Campus Parkway, Northeast 41st Street, University Way Northeast and 15th Avenue Northeast
- Northeast Campus Parkway, a five-block long boulevard running from 15th Avenue Northeast to Roosevelt Way Northeast, which dates from the late 1940s-early 1950s

Consistent with the historic preservation policies outlined in its Campus Master Plan of 2003, the University of Washington has sought historic and urban design information about these four properties to enhance its June 7, 2004 "Architectural Opportunities Report" on the new Educational Outreach Building.

This report was developed by BOLA Architecture + Planning, with assistance from the University, for its planning consultant, the Blumen Consulting Group. The report was developed following research in late 2004. It is organized in sections:

1. This introduction which includes research methodology and an overview of the University's project planning process
2. Historic context information about the University District and the University of Washington campus
3. A summary of historic preservation framework including those cited in the University Master Plan and the National Register of Historic Places
4. Bibliography
5. Inventory Forms for the four properties

The individual inventory forms contain basic data, a brief architectural and historical description, historic and contemporary photos, and a preliminary analysis of each property's eligibility to meet National Register listing criteria.

2. HISTORIC CONTEXT

What became the University District began as a forested area quite far north of initial Euro-American settlement in Seattle. It was crossed by Native American trails and used by the Duwamish Indians for hunting and berry-growing. In 1855, the area was surveyed and divided into townships by the federal government. As part of the Oregon Territory, the land was governed by that Territory's Organic Act, which reserved Sections 16 and 36 of each township for the maintenance of public schools. Section 16 thus was not available for settlement.

In 1867, Christian and Harriet Brownfield became the first Euro-American homesteaders in the future University District, filing a claim for 174 acres adjacent to Section 16. They named their land "Pioneer Farm." The area developed as additional settlers arrived, and in 1887 the Seattle, Lake Shore and Eastern Railroad was completed. It ran from the early town of Fremont to Union Bay on Lake Washington, spurring development along nearby properties. Plans for a ship canal made the land increasingly attractive, and the Brownfields' land was sold, platted, re-sold, re-platted, and finally acquired in 1890 by developer James A. Moore, who platted it as the Brooklyn Addition. A year later, the communities of Brooklyn, Fremont, Wallingford, Latona, and Green Lake were annexed to the City of Seattle.

1891 was a formative year for the University District. The Latona Bridge was constructed across Lake Union in that year, providing passage for David Denny's streetcar, which continued along a route on present-day University Way and stimulated a corridor of commercial development. Additionally, the State Legislature voted to move the State's University from its downtown location to Section 16. The move was made in 1895, soon prompting a name-change for the area – from Brooklyn to University Station. Platting of the neighborhood around the university continued until the University District was almost entirely platted in 1910, and the primarily rural character of the surroundings gradually gave way to urbanization.

The decision to site the Alaska Yukon Pacific Exposition (AYPE) of 1909 on the grounds of the University of Washington was critical in the expansion of the campus and surrounding area. The fair attracted between three and four million visitors to the grounds, which were designed by John Olmsted of the renowned Olmsted Brothers firm. Many buildings constructed for the fair remained for the university's use, and numerous permanent hotels and commercial structures had been erected in the District to serve the exposition's visitors. The College Inn, at the corner of Northeast 40th Street and University Way Northeast, was constructed as a guest house for fair attendees. It presently serves as an inn as well as a souvenir of the AYPE. Charles Cowen, Seattle developer and original owner of the College Inn, contributed to the District also by donating to the city the property for Cowen Park, located at the north end of present-day University Way Northeast. Following the AYPE, the University District and nearby neighborhoods saw increased residential development.

Transportation developments continued to stimulate growth in the University District, and a construction boom in the 1920s extended to the area. The Ship Canal was completed in 1917, the University Bridge opened in 1919, and the Montlake Bridge was finished in 1925. In 1928, a streetcar loop connected Montlake, Wallingford, and the University District. At least twenty apartment buildings were constructed in the neighborhood during the 1920s. They were a testament to the expanding residential population and the role of the University District as a major commercial area of the city. The Commodore and Duchess Apartments rose during this period of expansion. A number of other structures were erected on the University campus during the decade, among them the stadium, Suzzallo Library, the Henry Gallery, and Edmundson Pavilion.

Campus and neighborhood growth also spawned traffic congestion. Partly in response, University President Suzzallo identified a goal of creating a more appropriate and functional westerly approach to the

campus. A broad boulevard in the location of the current Campus Parkway was indicated in a 1923 Bebb and Gould campus plan, although it would not be realized for many years. Development in the area came to a halt with the Depression, but improvements were made within the District under the Public Works Administration and Works Progress Administration programs. Such changes included street widening, bridge improvements, and the construction of the University Post Office at 43rd Avenue Northeast and University Way.

After World War II, returning soldiers flooded the University of Washington campus seeking college degrees under the provisions of the GI Bill. Both academic and residential buildings were inadequate as enrollment rapidly increased. The University began to extend beyond its original campus, and the 1946 establishment of the medical program prompted further enlargement. The University's 1948 Plan recommended acquisition of the Northlake area to the southwest of the traditional campus and reiterated support for a boulevard approach to the western campus entrance. Despite neighborhood opposition, the University carried out its plans to grow to the south and west. Campus Parkway was completed in 1953, and two new dormitories, Terry and Lander Halls, opened soon after.

The opening of Northgate Mall and University Village in the 1950s worried University District business owners, but the District's commercial corridor remained vital up through the 1970s. A greater impact was that of the construction of Interstate 5, which cut off the University District from the Latona and Wallingford neighborhoods and created increased traffic congestion on Northeast 45th and 50th Streets. Also in the 1960s, the campus expansion that was proposed in the 1948 Plan began to take shape. Because of political protests and student turmoil, the decade of the '60s was tumultuous for the U District, as it was for areas on and around college campuses all over the country.

In the 1970s, the Burke-Gilman Trail was established along the old right-of-way for the Seattle, Lake Shore & Eastern Railroad, providing a link to neighborhoods as well as a reprieve from the heavily-trafficked streets. The trail runs along the northern shore of Lake Union, through the University of Washington and Ravenna, and along the western shore of Lake Washington to the northernmost point of the lake. Conversely, the area north of campus increased in density as zoning was altered in 1970 to allow apartment for buildings. With fewer families living in the neighborhood, some of the residential character was lost and in 1989 the local elementary school was closed. The historic University Heights Elementary School building is currently used as a community center and the site for a farmers' market.

In recent decades, the commercial parts of the district have experienced a decline. Meanwhile, the University has grown, undertaking 80 major construction projects between 1962 and 1994 (Johnston, p. 66). Presently, the University District serves approximately 35,000 permanent residents as well as 50,000 students, faculty, and staff (Tobin and Sodt, p. 21).

3. HISTORIC PRESERVATION FRAMEWORK

A preliminary evaluation of each of the subject properties is provided in the individual inventory forms. The evaluation for each is based on the University's historic preservation policies and the National Register of Historic Places program.

The University Stewardship and Historic Preservation Policies

As outlined in the *University of Washington Master Plan for the Seattle Campus*, stewardship for historic university buildings is provided by the Regents. Based on historic campus planning documents, the plan identified well-known buildings that are associated with the early development of the campus and early

campus master plans – the 1898 Oval Plan, the 1909 Alaska Yukon Pacific Exposition Plan and the 1915 Regents Plan. The plan also identified significant and unique landscapes on the campus. None of the subject properties were included in these lists.

As part of its development, the University assures that preservation of historic resources are considered through provision of a Historic Resources Addendum (HRA) for new projects that impact buildings over 50 years old. This HRA provides the required historic and architectural information for the four subject properties potentially impacted by the Educational Outreach Building project. In addition, it cites evaluations of these properties in a city-sponsored Historic Survey of the University District of September 2002 (Tobin) and a more recent Draft Environmental Impact Statement for the North Link transportation project (Sound Transit). Both of these documents provided preliminary determinations of eligibility for the National Register. In addition, the local survey cited properties eligible to be included in potential historic districts. The conclusions in that report recommended five areas for historic districts. However, none of these are in proximity to the subject properties.

The National Register of Historic Places

Designated landmarks are those properties that have been recognized locally, regionally, or nationally as important resources to the community, city, state, or nation. Historic recognition may be provided by listing a property in the State or National Register of Historic Places through a nomination process managed by the Washington State Office of Archaeology and Historic Preservation (OAHP). Such nominations require a review by the State Advisory Council and, in the case of the National Register, certification by OAHP staff and acceptance by the Keeper of the Register.

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The National Park Service administers the register. Nomination to the National Register may come from state and federal preservation offices. Individuals, organizations, and local governments may also initiate the nomination process. The Washington State Advisory Council, which is organized and staffed by OAHP, considers each National Register nomination and makes a recommendation on its eligibility.

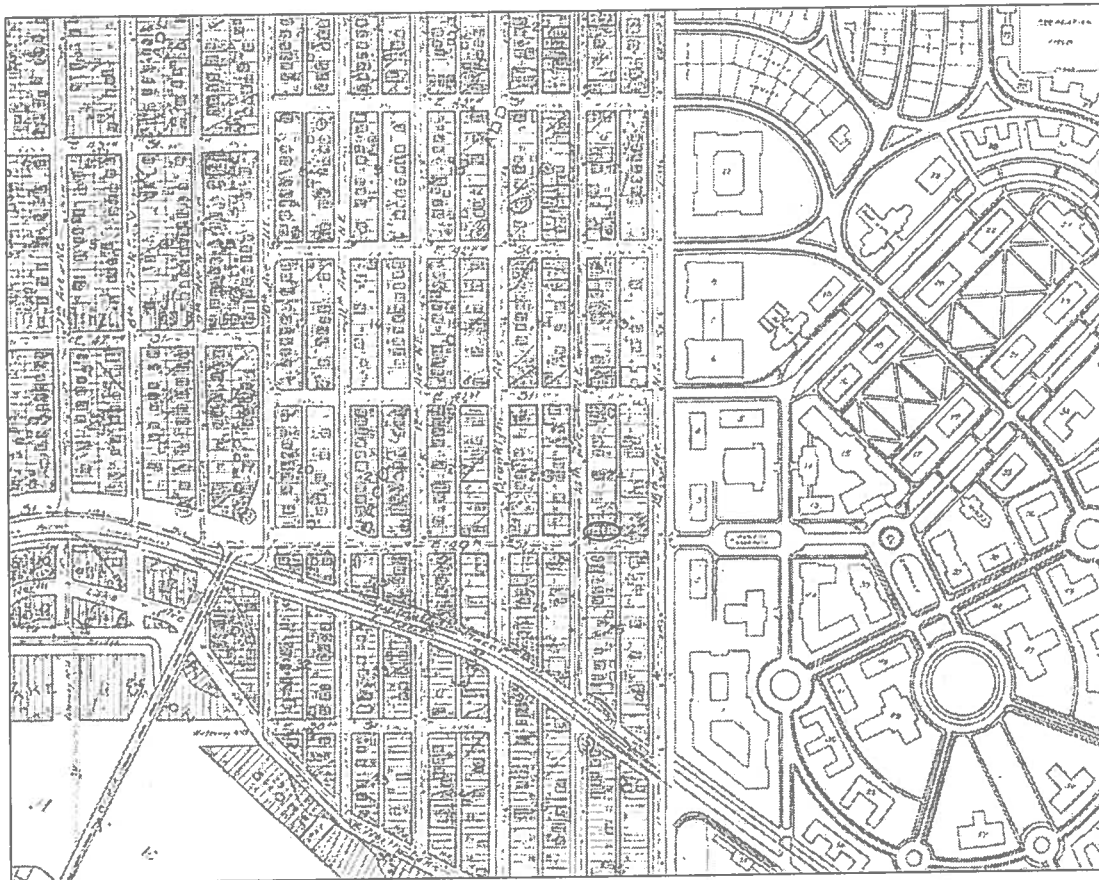
Properties listed in the National Register must possess historic significance and integrity. Generally, a property must be at least 50 years old to be considered, and must be significant when evaluated in relationship to major trends of history in the community, state, or nation, meeting one or more of the criteria.

The criteria for listing in the National Register are as follows:

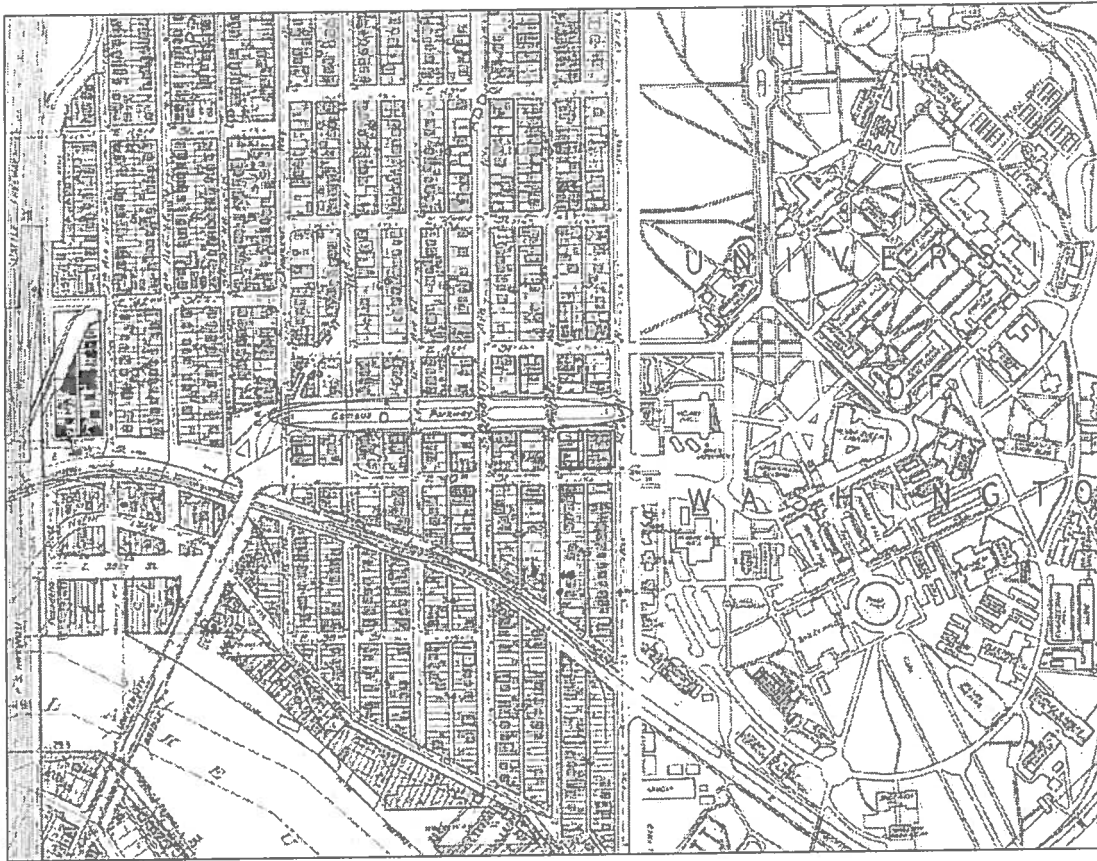
- A. The property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. The property is associated with the lives of persons significant in our past.
- C. The property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or presents a significant and distinguishable entity whose components lack individual distinction.
- D. The property has yielded, or is likely to yield, information important in prehistory or history.

Note: Local historic recognition in Seattle is provided through the process of designation of the property as a landmark. However, due to its unique status as an early institution established by the Washington State Legislature, the University of Washington is exempt from the local jurisdiction of the city's landmark ordinance.

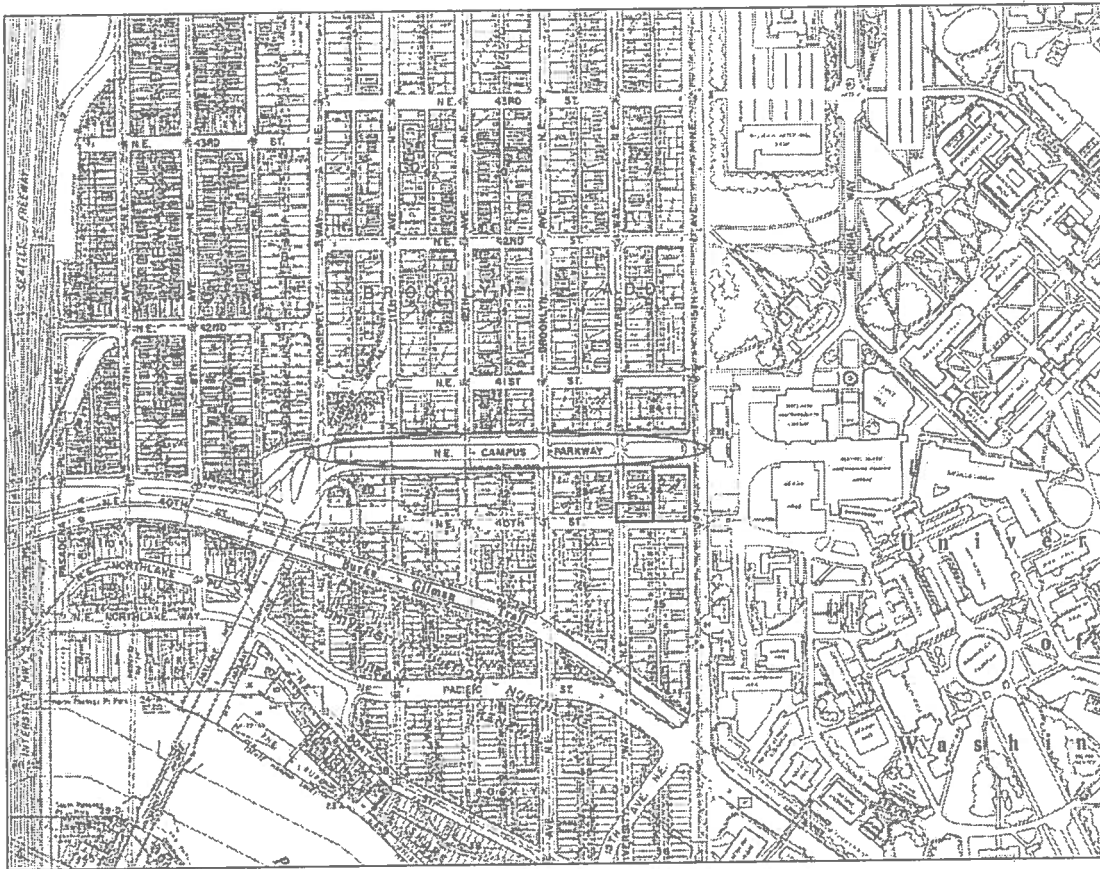
4. MAPS



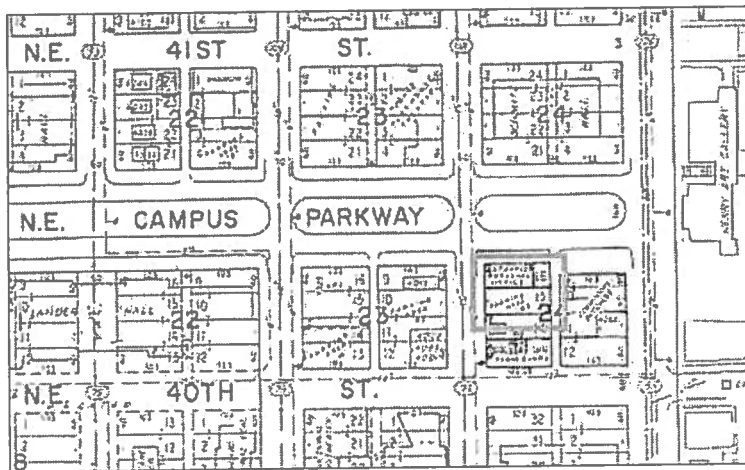
Detail of Kroll Map from 1912-1920, showing project area. College Inn is circled in red; the Commodore and Duchess Apartments, Schmitz Hall, and Campus Parkway had not yet been constructed and the University campus still retained much of the AYPE form. Present-day University Way Northeast is one block west of 15th Avenue Northeast, and was still known as 14th Avenue Northeast. (Kroll Map Company, 1912-1920.)



Detail of Kroll Map from 1940-1960, showing project area. College Inn is marked in red, the Commodore Duchess Apartments in orange, and Campus Parkway in green. Schmitz Hall had not yet been constructed and the University campus was expanding. (Kroll Map Company, 1940-1960.)



Detail of the current Kroll Map, showing project area. College Inn is marked in red, the Commodore Duchess Apartments in orange, and Campus Parkway in green, and Schmitz Hall in yellow. (Kroll Map Company, ca. 2002.)



Closer view of current Kroll Map, showing planned location of UW Educational Outreach Center.

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INVENTORY 1. COLLEGE INN

Original/Current Building Name: Ye College Inn/College Inn
Address: 4000 University Way Northeast
Tax Parcel No.: 1683650000

Original Owner: Charles Cowen
Current Owner: Multiple owners as condominium:
Dennis D. Briggs (units 1, 3, 4)
Afflatus LLC (unit 2)
L.P. Ulysis/Ulysis LP (units 5, 8)
Richard L. Burnett (units 6, 7)

Descriptive Information:

Original/Current Use: Guest house/Commercial (ground floor), guest house (upper floors)
Study Unit Themes: Architecture/Landscape Architecture, Community Planning/Development
Original Architect: John Graham, Sr. (Graham & Meyers)
Original Engineer: Unknown
Original Builder: Unknown
Date of Construction: 1908
Architectural Style: Tudor Revival
Area: 16,162 gross square feet

Location:

The building occupies a long and narrow lot of 4,123 square feet on the northeast corner of the intersection of University Way Northeast and Northeast 40th Street. It is bounded on the north by a paved parking lot, on the east by a 14'-wide alley, on the south by Northeast 40th Street, and on the west by University Way Northeast.

Description of Physical Appearance:

The three-story structure occupies the northeast corner of the intersection of University Way Northeast and Northeast 40th Street. The building's form is that of a long and relatively narrow rectangle, with the short end facing University Way and the length along 40th Street. It was designed in Tudor Revival style by architect John Graham, Sr. of Graham & Meyers, predecessor firm of John Graham & Company, which merged into the DLR Group in 1986. The construction is brick at the first story and wood frame above that, over a concrete basement.

The main roof form is side-gabled, with two major cross gables. At the ground story, the building is finished with brick laid in Flemish bond (alternating headers and stretchers in each row). Large glazed areas form the commercial storefronts, with multi-pane transoms above metal awnings. The building's main entrance is located on the south facade, slightly west of center. A carved stone arch demarcates the doorway and differentiates it from the individual business entrances, which are set within the commercial storefronts. On the second and third stories the exterior finish is stucco, characteristic of Tudor Revival buildings. The upper south and west facades feature two-story protruding bays, which have windows grouped in threes. A decorative wood band runs around the sides of the bays at the lintel and sill lines, interrupting their verticality. Between the projecting wall portions are paired or single windows.

The major gable ends (two on the south and one on the west) are decorated with false half-timbering, while two small gable ends on the south are treated with more modest, vertically striped false timbers. The north (back) side of the building is flush along the property line and has various fenestration. At the west edge, toward the sidewalk, a blank brick party wall rises to a peaked parapet. It was likely constructed to serve as a firebreak to the neighboring building.

Summary of Building History:

The College Inn was built in 1908 to house visitors to the Alaska-Yukon-Pacific Exposition (A-Y-P). Three years earlier, prominent Seattle real estate developer and entrepreneur Charles Cowen had acquired 40 acres of land north of the University of Washington's new site, part of which he donated to the City of Seattle in 1906 as Cowen Park. Cowen may have had the College Inn built for an absentee landowner, but following the exposition, he owned the property himself. The building then was converted to student housing and food services for the University of Washington, but remained in private ownership. In 1980, the upper two floors of the building were rehabilitated to serve their original function as guestrooms, and the property became a true inn once again. The main floor was converted at the time to house a café and retail space, while a pub was placed in the basement.

John Graham, Sr. (1873-1955), architect of the College Inn, was a native of Liverpool, England and arrived in Seattle in 1901. He had completed an architectural apprenticeship in England, which may have influenced his choice of Tudor Revival for the design of College Inn. In 1905, Graham began a partnership with David J. Myers. Among other projects, they designed several pavilions for the AYPE. Graham began working on his own in 1910, and went on to become one of Seattle's most notable architects. Among his many buildings are the Ford Assembly Plant (1913, now Shurgard), the Frederick & Nelson Building (1916 - 1919; altered), the Dexter Horton Building (1921 - 1924), the Roosevelt Hotel (1928 - 1929), and the Exchange Building (1929 - 1931). From 1936 to 1942, Graham was associated with William L. Painter of New York City. During the same period, Graham's son, John Graham, Jr., became increasingly involved in the firm. Graham, Sr. retired in 1946 and died in 1955, leaving a legacy of impressive buildings in a variety of architectural styles throughout the region.

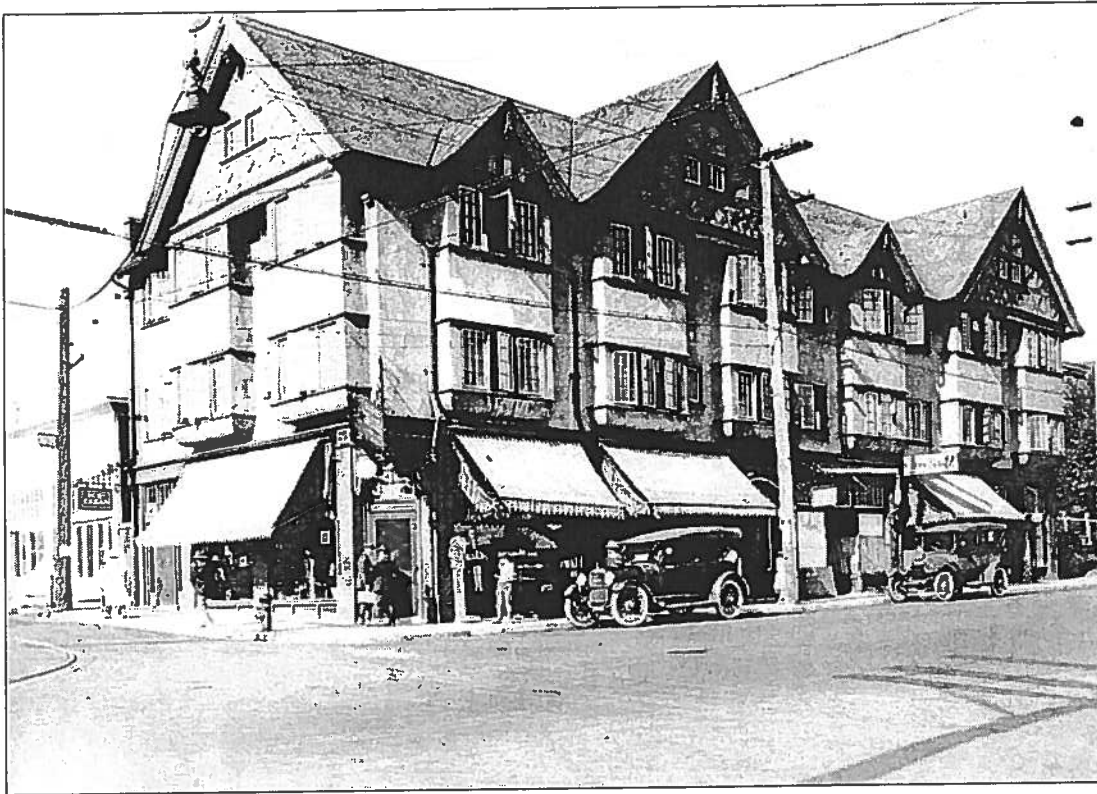
Preliminary Evaluation:

The College Inn is listed on both the National Register of Historic Places and the Washington Heritage Register. It has considerable historic significance to the city because of its association with the AYPE, and it is also architecturally significant as a good example of the Tudor Revival style. The College Inn was determined eligible for designation as a City of Seattle Landmark in the DEIS for Sound Transit's North Link of November 2003. (Sound Transit, p. 4-126). The State Office of Archaeology and Historic Preservation (OAHP) concurred with this evaluation.

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View of College Inn, circa 1920. (University of Washington Special Collections, negative UW4619.)



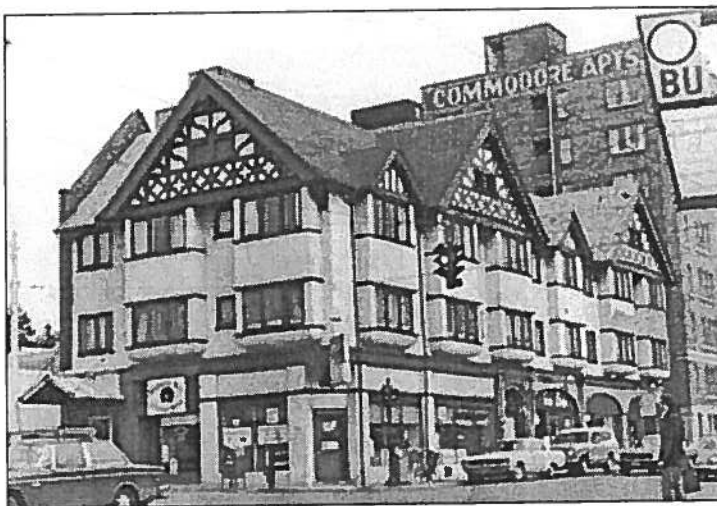
View showing west facade of College Inn, December 9, 1927. (Seattle Municipal Archives, item number 2843.)



View of College Inn, undated. (Puget Sound Regional Archives, King County Tax Assessor photo.)



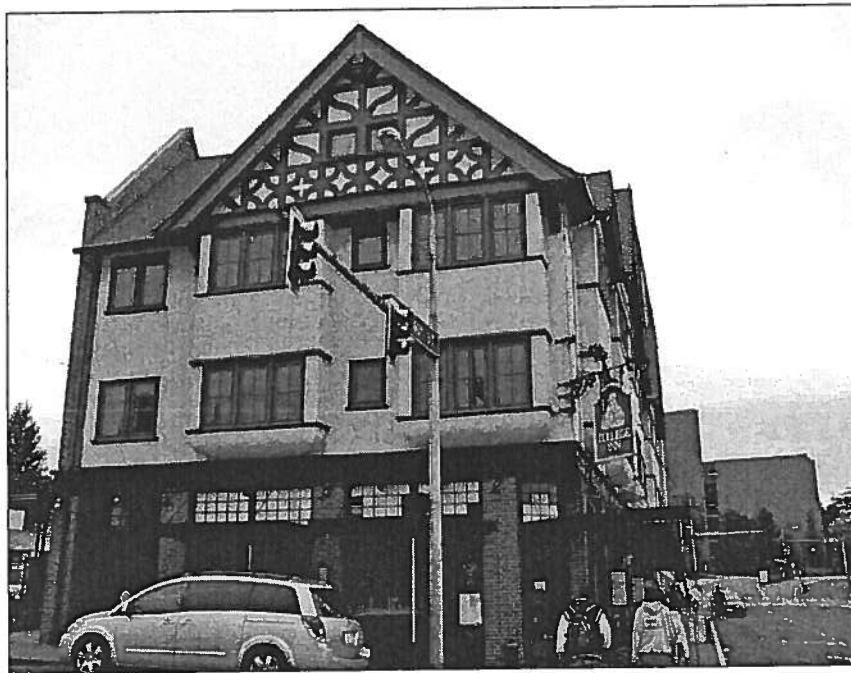
Looking east down Northeast 40th Street from University Way Northeast, College Inn visible at left, circa 1963. (University of Washington Special Collections, negative UW5688.)



College Inn, southwest view, undated. (OAHP website.)



College Inn, view from southeast, October 2004. Clearly visible in this image is the decorative half-timbering in the gable ends, so characteristic of Tudor Revival buildings. The relatively low scale and nice rhythm of the structure, as well as the expanse of invitingly glazed ground-floor commercial spaces, make a positive contribution to the neighborhood and pedestrians who pass the College Inn.



College Inn, west elevation, October 2004.



College Inn, north elevation, October 2004. The brick expanse that now presents a solid face would have served as a fire resistant break when there was a building immediately to the north. Although it no longer serves its original purpose, the wall harmonizes with the use of brick masonry in the University District and on the University campus.

INVENTORY 2. COMMODORE DUCHESS APARTMENT BUILDING

Original Building Name: Commodore Apartments, Duchess Apartments
Current Building Name: Commodore Duchess Apartments
Address: 4005-4009 15th Avenue Northeast
Tax Parcel No.: 1142002395

Original Owner: Herbert Smith
Current Owner: University of Washington/National Development Council

Descriptive Information:

Original/Current Use: Apartments/same
Study Unit Themes: Architecture/Landscape Architecture, Community Planning/Development
Original Architect: Earl Roberts
Original Engineer: Same
Original Builder: Unknown
Date of Construction: 1925 (Commodore), 1927 (Duchess)
Architectural Style: Collegiate Gothic
Area: 125,000 sf

Location:

The buildings occupy a rectangular lot on the eastern half of the block bounded by Northeast Campus Parkway on the north, 15th Avenue Northeast on the east, Northeast 40th Street on the south, and an alley on the west. The site slopes down from the north to the south. A 14'-wide alley runs along the rear (west) of the apartments. Main building entrances are located on the east, from 15th Avenue Northeast.

Description of Physical Appearance:

Sited side by side, the Commodore and Duchess Apartments are connected by a common double-loaded corridor system and a shared basement, as well as an open court. They are located on the west side of 15th Avenue Northeast between Northeast 40th Street and Northeast Campus Parkway, primary elevation facing east. The eight-story Duchess Apartment Building is immediately north of the Commodore, which has seven stories. Both buildings are constructed with concrete frames, clad with buff-colored brick veneer and terra cotta trim. Collegiate Gothic ornamentation on the buildings provides a visual link the to the architecture on the University of Washington campus across the street.

Essentially rectangular in form, the Commodore is simple and straightforward in appearance, with modest terra cotta ornamentation that recalls Gothic Revival architecture. Because the site slopes down from north to south, the basement is more exposed toward the south end of the building, and is clad in terra cotta. The main entrance is centrally located on the primary east elevation, recessed in an arched opening and reached by a flight of stairs. On the primary facades, a broad terra cotta string course (a horizontal band or molding marking architectural subdivisions) separates the first and second stories, while narrow string courses are located above and below the seventh story. A parapet runs along the east and south elevations, with three gable-like peaks on the east and two on the south. The central peak on the east facade is larger than others and contains a decorative tile. Vertical terra cotta ornament runs from the second story to the parapet below each peak, emphasizing the entries and providing a sense of height.

The taller and narrower Duchess has a T-shaped footprint, with a main mass along 15th Avenue Northeast and a narrower wing extending west toward the alley. The first story is terra cotta-clad, with

the main entrance recessed in an arched opening at the south end of the east facade, reached by a flight of stairs. A new accessible entrance was constructed at the north side of the building during a renovation completed in 1997. The facade of the Duchess Building features slightly more ornamentation than the neighboring building to the south. Two narrow pavilions project very slightly from the primary east elevation, one at the north and one at the south end. A false balconet, spanning the center three windows, is attached at the fourth story. A string course runs along the sill line at the eighth floor line, as well as above the eighth story between the pavilions. The parapet of the Duchess caps only the east facade. It rises to a peak above each of the pavilions, where its ends are decorated by finials. The portion of the parapet between the pavilions features decorative, diagonally-laid brickwork and a large decorative terra cotta element that rises above the center window, balancing the peaked forms to either side.

Summary of Building History:

The Commodore and Duchess Apartments were constructed two years apart as separate buildings, but were connected shortly after their completion. They were two of at least twenty apartment buildings built in the commercial area of the University District in the 1920s (Tobin and Sodt, p.14). Designed by architect Earl Roberts for a Mr. Herbert Smith, the Commodore dates from 1925 and the Duchess from 1927. Roberts designed at least two other apartment buildings in the same area—the Washington Manor Apartments at 43rd Street Northeast and Brooklyn in 1926 (now University Manor), and the Malloy Apartments at 4337 15th Avenue Northeast in 1928 (Tobin and Sodt, p.14).

The buildings were closed in 1992 because of their poor condition. Formation of a public-private partnership with unique financing structure enabled bond-financing of the buildings' rehabilitation in 1996 - 1997. This rehab was designed by Stickney & Murphy Architects (Stickney Murphy Romine) of Seattle, and realized by W.G. Clark Construction. The present 139 units (77 studio and 62 one-bedroom) provide married student housing for the University of Washington. Currently, the Commodore Duchess Apartments are managed by Lorig Associates and owned by the National Development Council, a non-profit corporation. Ownership will revert to the University of Washington when the debt is retired.

Preliminary Evaluation:

The Commodore Duchess Apartment building is eligible for listing on the National Register. The building was cited in a September 2002 historic survey of the University District as one of at least 20 apartment buildings constructed in the 1920s, and one of two with stylistic features of the Collegiate Gothic style (Tobin and Sodt, p. 14). That survey concluded that the building did not meet the criteria required for listing on the National Register or local designation. In a subsequent study, the DEIS for Sound Transit's North Link of November 2003, the property was cited as eligible for National Register (Sound Transit, p. 4-126). The State Office of Archaeology and Historic Preservation (OAHP) concurred with this evaluation.

The Commodore and Duchess Apartments represent the growth of the University District neighborhood and a development pattern that included the construction of many apartment buildings in the 1920s, in response to the city's increased density and housing needs. The building has some significance to the University of Washington because of its architectural features and its association with community heritage.

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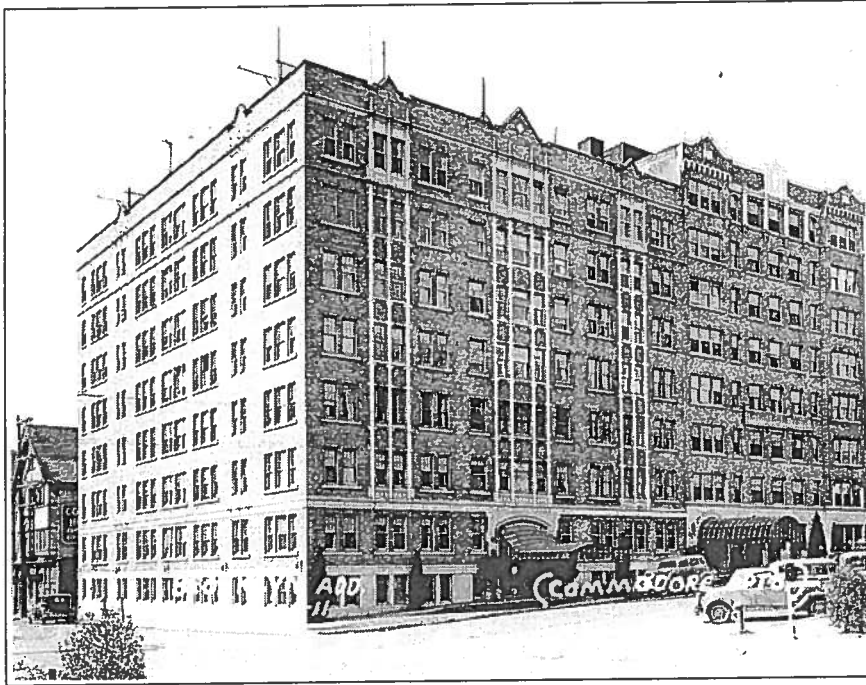
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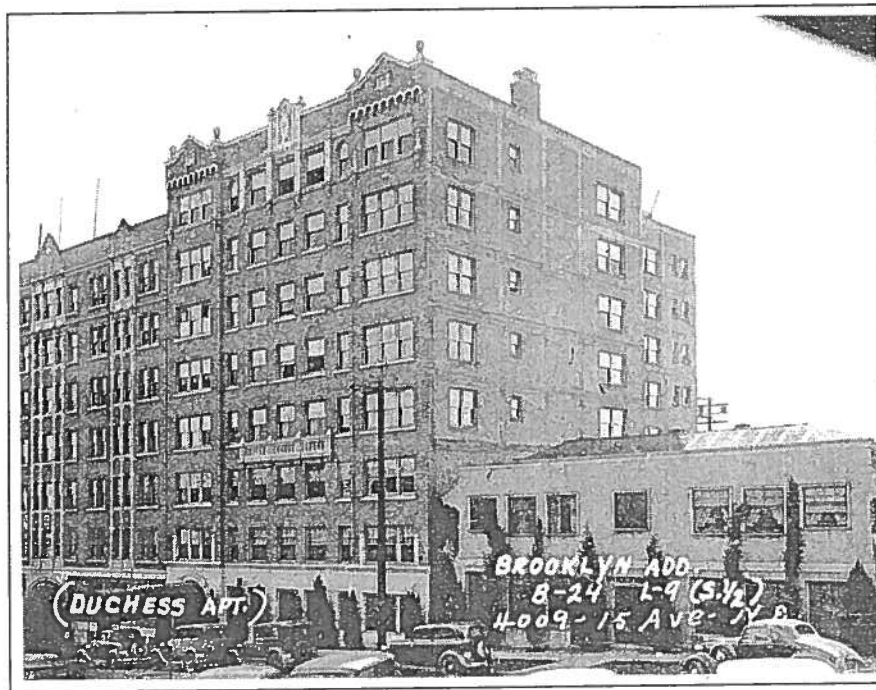


Property of Museum of History & Industry, Seattle

View of Commodore Duchess Apartments from southeast, ca. 1928. (Museum of History and Industry, image 1983.10.4033.)



View of Commodore Apartments, view from southeast in 1937. (Puget Sound Regional Archives, King County Tax Assessor photo.)



View of Duchess Apartments, view from northeast, ca. 1937. (Puget Sound Regional Archives, King County Tax Assessor photo.)



Commodore Duchess Apartments, east facade, October 2004. The peaked parapet and terra cotta detailing softly echo the Collegiate Gothic buildings on the University of Washington campus. The use of brick as primary finish is also consistent with much of the campus architecture, and provides a warmth of material and colors.



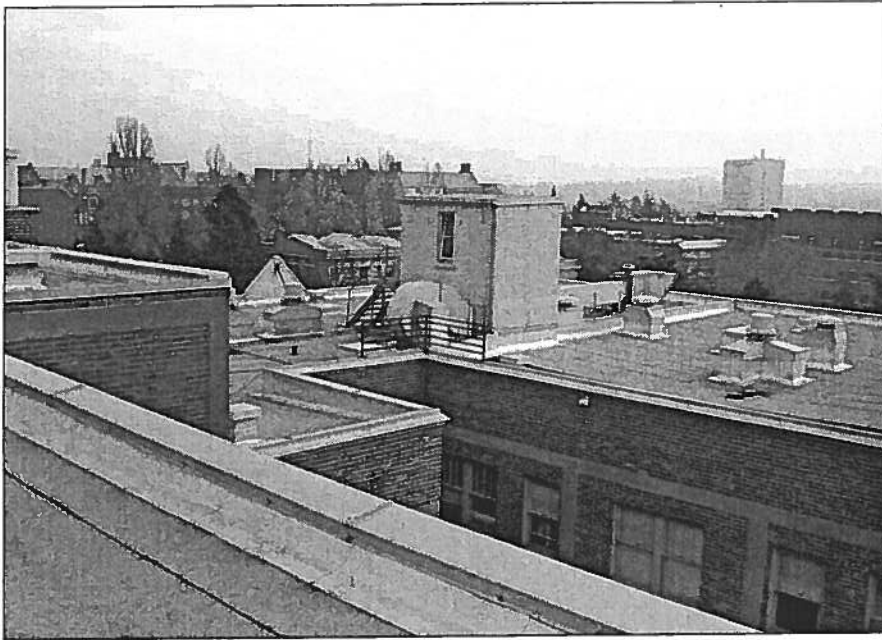
Oblique view of the building from the northeast, October 2004. The new accessible entrance on the north is visible in this photo. It is an example of a design modification that harmonizes with the historic architecture while providing a necessary update to the building. Note also the visible concrete frame on the north facade.



Commodore Duchess Apartments, view of the south facade, October 2004.



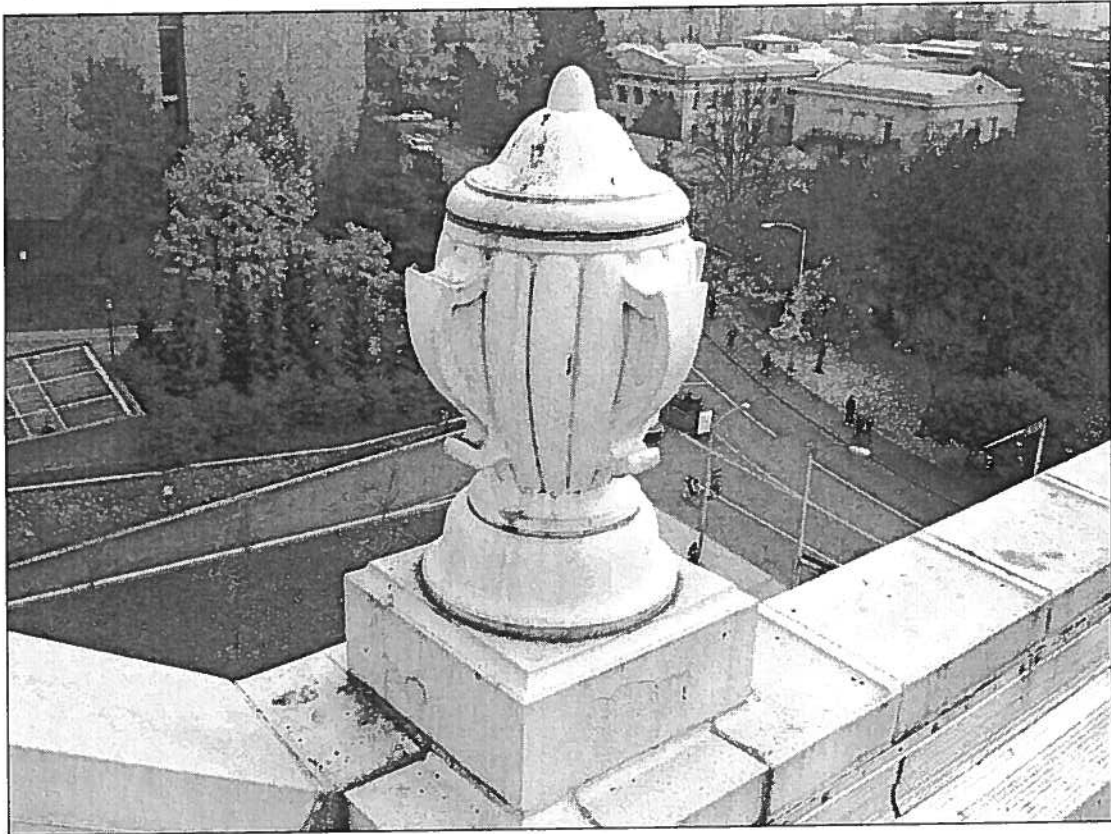
The Commodore Duchess Apartments, view of the west (back) facades, October 2004. Note the simple concrete exit stair mass, the exposed concrete frames, and the raised penthouse on these secondary facades.



Partial view of
Commodore
Duchess roof,
looking south-
east from roof of
Duchess, Nov-
ember 2004.



Original entry of Commodore showing
terra cotta surround and decorative
detailing, October 2004.



Detail of terra cotta coping and finial, at the roof parapet of the Duchess Apartments, November 2004.

INVENTORY 3. SCHMITZ HALL

Original/Current Building Name: Schmitz Hall

Address:

Tax Parcel No.: 1142002395

Original/Current Owner: University of Washington/same

Descriptive Information:

Original/Current Use: Academic/same
Study Unit Themes: Architecture/Landscape Architecture, Education
Original Architect: Waldron & Pomeroy Architects
Original Engineer: Olsen & Batti
Original Builder: Unknown
Date of Construction: 1970
Architectural Style: Modern - Brutalist
Area: 99,392 gross square feet

Location:

Schmitz Hall occupies the entire block bounded by Northeast 41st Street on the north, 15th Avenue Northeast on the east, Northeast Campus Parkway on the south, and University Way Northeast on the west. The site slopes down slightly from northeast to southwest

Description of Physical Appearance:

A raised, level plaza surrounds the building, accessed by a very wide set of stairs on the south side. The structure has a rectangular footprint, but each of the upper floors is larger than the one below, with the exception of the much smaller fifth floor penthouse. The flat-roofed building appears as an inverse stepped mass. Thin concrete piers provide an exterior structural frame, but the predominant feeling is horizontal, with wide bands of concrete alternating with aluminum-frame ribbon windows.

The Brutalist style of this building is characterized by the use of exposed, poured-in-place concrete, the massiveness of the structure, and deeply shadowed window openings. The fifth floor is not visible from the street, so it does not impact the appearance of ever-increasing levels. Stairs rise from the southeast corner of the plaza, leading up to a pedestrian bridge that crosses 15th Avenue Northeast to the Henry Gallery and main campus.

Summary of Building History:

Schmitz Hall was built in 1970, during the presidency of Charles E. Odegaard and a "crescendo of construction in the first part of the 1970s" (Johnston, p. 111). It was a time when the Collegiate Gothic style had been rejected as the campus design standard. Architects throughout the nation were exploring Modern designs, and specifically Brutalist style architecture, with severe, mass and use of exposed cast-in-place concrete. Other Modernist buildings on campus include Sieg Hall (1960) and Balmer Hall (1962). Examples of Brutalism include Gould Hall (1972) and Condon Hall (1974), which is located farther west on Campus Parkway. Waldron & Pomeroy's Brutalist design for Schmitz Hall recalls early Brutalist work by Le Corbusier and two English architects, the Smithsons, who sought realistic responses to urban conditions. Schmitz Hall specifically echoes the design Boston City Hall (Kallmann, McKinnell &

Knowles, architects, 1963 - 1969), with its expanse of exposed concrete, isolation in a surrounding plaza, and especially the "inverted ziggurat" or reverse stepped massing.

The original designer, Waldron & Pomeroy Architects, was the predecessor of the current firm of Waldron Pomeroy Smith Foote & Akira, which specializes in the design of educational facilities. In its earliest incarnation, the firm was known as Waldron & Dietz, founded by partners Lawrence Waldron and Robert Dietz.

Preliminary Evaluation:

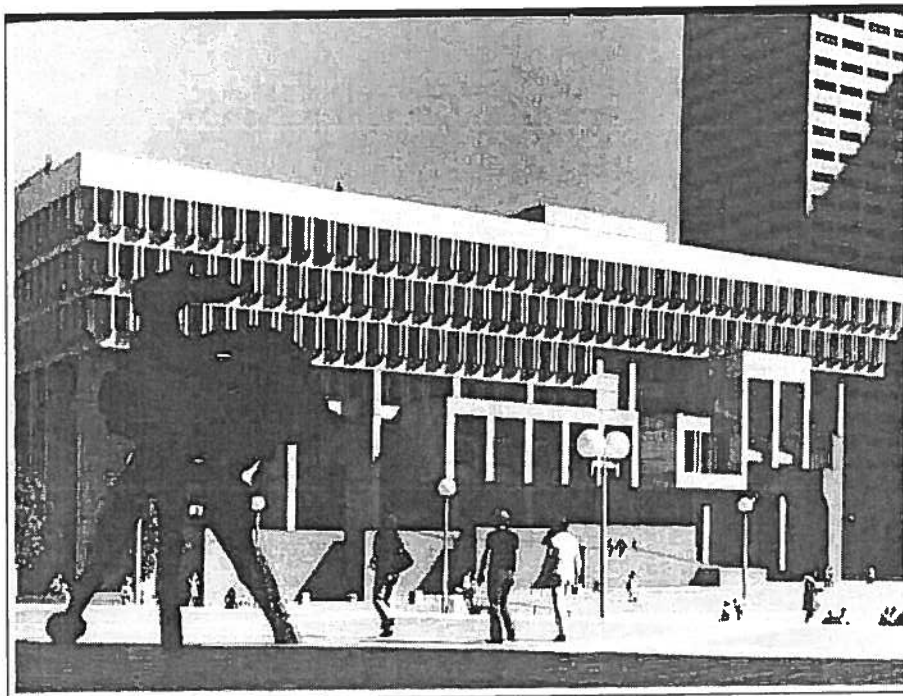
Schmitz Hall is a relatively recent addition to the campus, given the age of the University's Seattle campus. It represents the western expansion of the campus in the 1970s, following the earlier precedent of Terry and Lander Halls, two tall dormitory buildings from 1953 which are located farther west on the south side of Campus Parkway. The Brutalist design of Schmitz Hall was popular on American campuses in the late 1960s and 1970s, and the University has several strong examples with Gould and Condon Halls. Placed on a raised plinth and set back from the adjacent sidewalks, Schmitz Hall is not a contextual design, and its siting and isolated, large scale are inconsistent with other buildings on the University campus and commercial buildings on University Way Northeast. Although the building's size and placement provide Schmitz Hall with a sense of permanence, it does not appear to have strong historic or architectural significance. Furthermore, because of its age, the building does not meet the standards for listing on the National Register of Historic Places.

Bibliographic References:

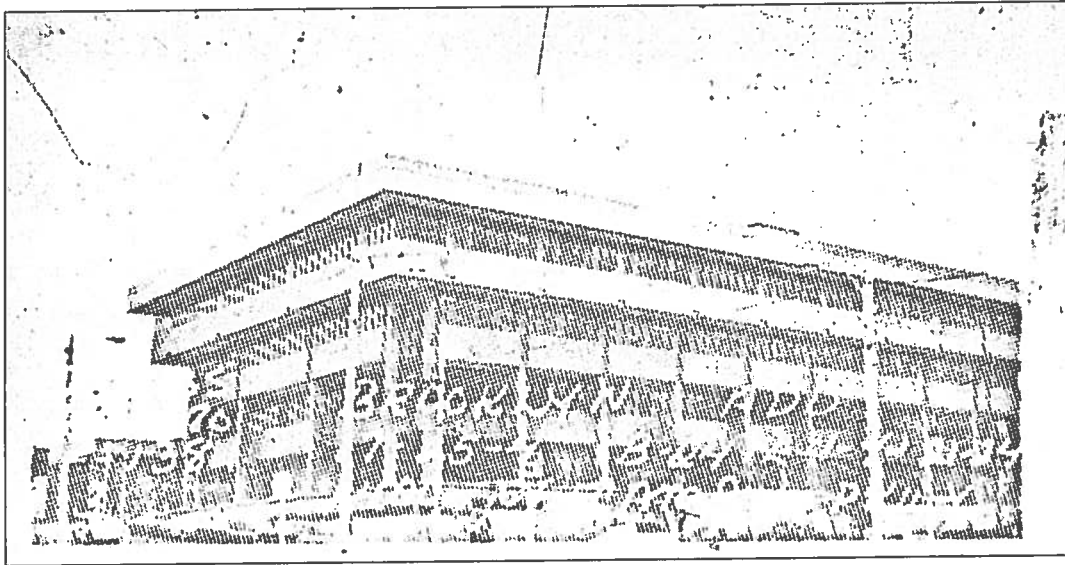
- Johnston, Norman J. *The Fountain & the Mountain: The University of Washington Campus, 1895-1995*. Seattle and Woodinville: University of Washington and Documentary Book Publishers Corporation, 1995.
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- University of Washington, Facilities Department Microfiche Records.
- University of Washington Master Plan, Seattle Campus, January 2003.
- University of Washington, Suzzallo Library Special Collections, Photo Collection.



Schmitz Hall, University of Washington, view of south facade, undated. (University of Washington Special Collections, negative Hupy 72152-3.)



Boston City Hall, a probable inspiration for the design of Schmitz Hall. Note the use of concrete as building material, the inverse stepped feature, and the surrounding plaza. (Kidder Smith, *Source Book of American Architecture*, p. 495.)



Schmitz Hall, view from southwest, circa 1972. (Puget Sound Regional Archives, King County Tax Assessor photo.)



Schmitz Hall, south facade, October 2004. The combination of broad stairs leading up to the plaza and the severe overhang of the building leave the pedestrian feeling vulnerable and small, a common effect of Brutalist architecture.



Schmitz Hall, view from southeast, October 2004. The pedestrian bridge over 15th Avenue Northeast conveniently links the north side of Campus Parkway with the greater campus, while allowing for continuous traffic below.



Schmitz Hall, view from southwest, October 2004.



View of Schmitz Hall looking northwest from the roof of the Duchess across the street, November 2004. It is more evident in this image the way the upper stories of the building project over the plaza. The penthouse is also visible here.

INVENTORY 4. NORTHEAST CAMPUS PARKWAY

Original/Current Resource Name: Northeast Campus Parkway
Address & Tax Parcel No.: NA

Original/Current Owner: City of Seattle (right-of-way)

Descriptive Information:

Original/Current Use: Transportation, Boulevard
Study Unit Themes: Architecture / Landscape Architecture, Community
Planning / Development, Transportation
Original Architect: Unknown
Original Engineer: Unknown
Original Builder: Unknown
Date of Construction: 1949 - 1953

Location:

Northeast Campus Parkway is five blocks long, running between Roosevelt Avenue Northeast and the access to the University Bridge on the west, to Northeast 15th Street on the east. It is located between 40th Street Northeast to the south and 41st Street Northeast to the north.

Description of Physical Appearance:

Campus Parkway is a broad boulevard that functions as an access road to the University of Washington campus and an important circulation route for public transit. The parkway is composed of a central promenade with two lanes of one-way traffic plus a lane of metered parking along their outsides. The present median is planted with groundcover and trees, and streetlight standards dot the edges. The space above the roadbeds is filled in part by electrical wires for local electric trolley buses. The easternmost block of Campus Parkway features a recently constructed walkway along the center of the median, and a paved courtyard-like space, which is punctuated by sculpture.

Summary of Resource History:

The concept for this urban design feature originated with Henry Suzzallo, University of Washington president from 1915 to 1926, who felt the campus would be well-served by a more formal approach from the city. The plan for a broad avenue aligned with the original Suzzallo Library "had been drawn up by [Carl] Gould, endorsed by the Board of Regents, and backed by the University Commercial Club" (Johnston, p. 42).

This Bebb and Gould plan was a full urban design scheme that engaged the campus. It showed roadway entries off 15th Avenue Northeast at Northeast 40th and Northeast 41st Streets. However, only 40th currently accesses the campus, while the entry on 41st leads into the central underground parking garage. The original design aligned Northeast Campus Parkway with the center of Suzzallo Library, for which a tall central tower was proposed. It also suggested a west-facing forecourt, at the site of the current Undergraduate Library. A series of blocky buildings were shown on the north and south sides of the proposed boulevard. Had they been constructed, these building, with little setback, would have given the parkway a greater sense of enclosure and consistency. This scheme was not developed, but it may have served as the basis for the current parkway.

Northeast Campus Parkway was not realized until the 1948 Plan for the campus. This symbolic westerly approach to the University was completed in 1953, and took the form of a wide boulevard, with a landscaped central median between two separate roadbeds for east- and west-bound one-way traffic. When the parkway was built, its eastern axis terminated near the back of the original Meany Hall. Following structural damage from 1965 earthquake, Meany Hall was condemned and demolished. The present eastern terminus of Campus Parkway is at the western side of the 1997 addition to the Henry Art Gallery. The western terminus remains as it was constructed in 1953, at an underpass to Roosevelt Way Northeast and an access ramp from the University Bridge.

After the parkway was built, newer large structures were constructed along it (Terry and Lander Halls in 1953, followed by Schmitz Hall in 1970 and Condon Hall in 1974). Varied side conditions were created along the parkway by the buildings' setbacks, which further eroded the original concept of a formal boulevard.

Preliminary Evaluation:

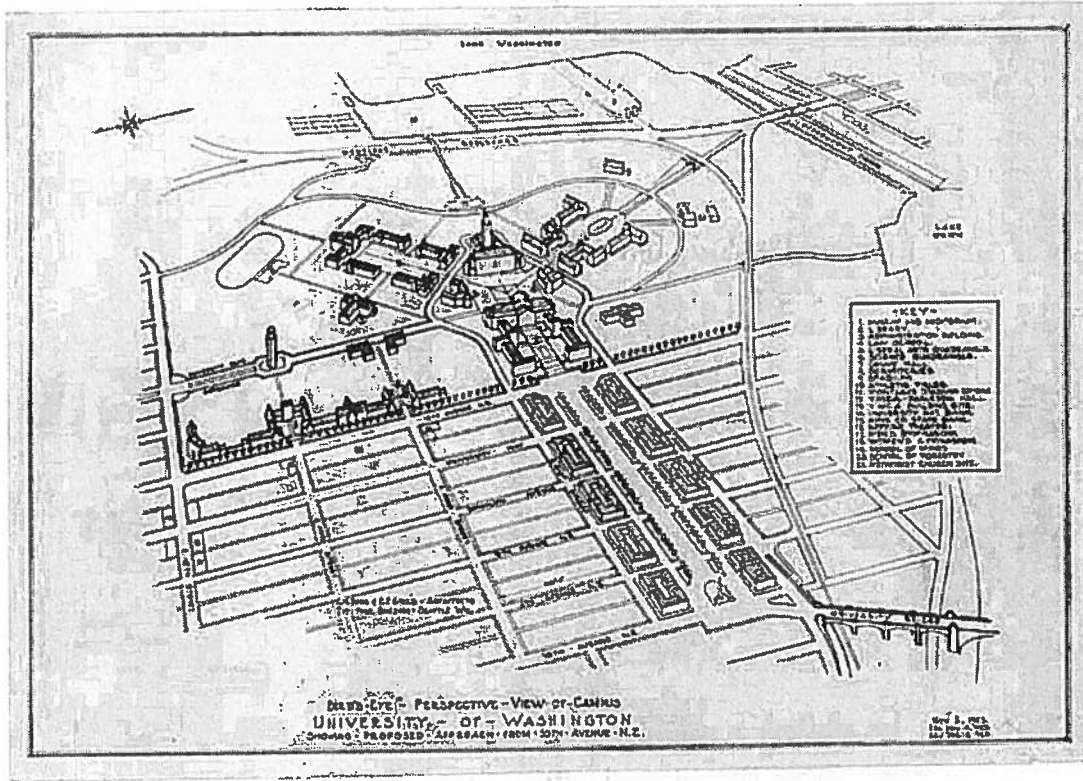
This boulevard serves as a symbolic entrance to the campus. While quite wide, it is relatively short, extending only five blocks in length, and conditions at its axial ends are informal. As constructed, it appears to be a remnant of an original 1948 design concept. Its overall scale and varied edge conditions have reduced the formal qualities of this earlier plan. Nonetheless, the parkway provides landscaped open space and views.

The parkway is not cited in the University of Washington Master Plan as a unique or significant landscape. (Figure III-5 in the Master Plan identifies 27 of these landscapes.) If the parkway is developed further in the future, for use as a linear sculpture garden for example, it may take on additional significance as an urban design element. The open space of the existing parkway is valuable, as it also allows for some distant views beyond.

Northeast Campus Parkway was constructed in the late 1940s and early 1950s and is generally associated with automobile-related transportation and mid-century urban development. The boulevard is sufficiently old to meet a threshold standard of the National Register, but it does not appear to meet other eligibility criteria. This property was not determined eligible for the National Register in the DEIS for Sound Transit's North Link of November 2003. (Sound Transit, p. 4-126.)

Bibliographic References:

- City of Seattle, Municipal Archives.
- Johnston, Norman J. *The Fountain & the Mountain: The University of Washington Campus, 1895-1995*. Seattle and Woodinville: University of Washington and Documentary Book Publishers Corporation, 1995.
- King County Property Tax Records, Puget Sound Regional Archives and current.
- Nielsen, Roy. *Univer City - The Story of the University District in Seattle*. Seattle: University Lions Association, 1986.
- Sound Transit, *North Link Draft Supplemental EIS*, November 2003.
- University of Washington, Facilities Department Microfiche Records.
- University of Washington, Suzzallo Library Special Collections, Photo Collection.



Property of MSCUA, University of Washington Libraries. Photo Coll 700

Perspective aerial sketch by campus architects Bebb & Gould from 1923, showing the early concept of a ceremonial westerly approach to the campus. The boulevard terminated at a proposed assembly of buildings and forecourt and aligned with the original Suzzallo Library with its proposed central tower. A number of similar block buildings are suggested along the north and south sides of the proposed boulevard. This plan also shows roadway entries to the campus at Northeast 40th and Northeast 41st Streets. However, only the southern access operates for vehicle circulation onto campus from Northeast 40th Street. (University of Washington Special Collections, negative UW13954.)



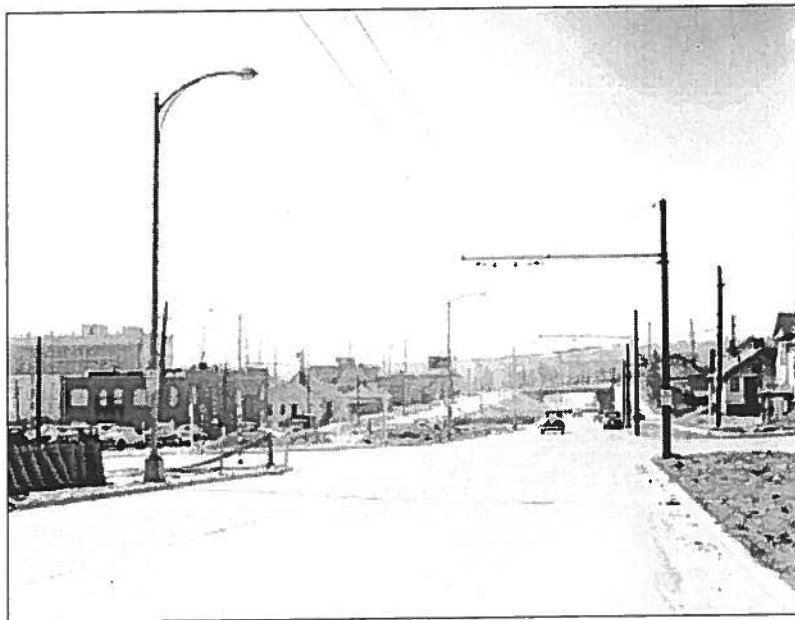
Northeast Campus Parkway under construction, looking west, June 20, 1949.
(Seattle Municipal Archives, item number 41839.)



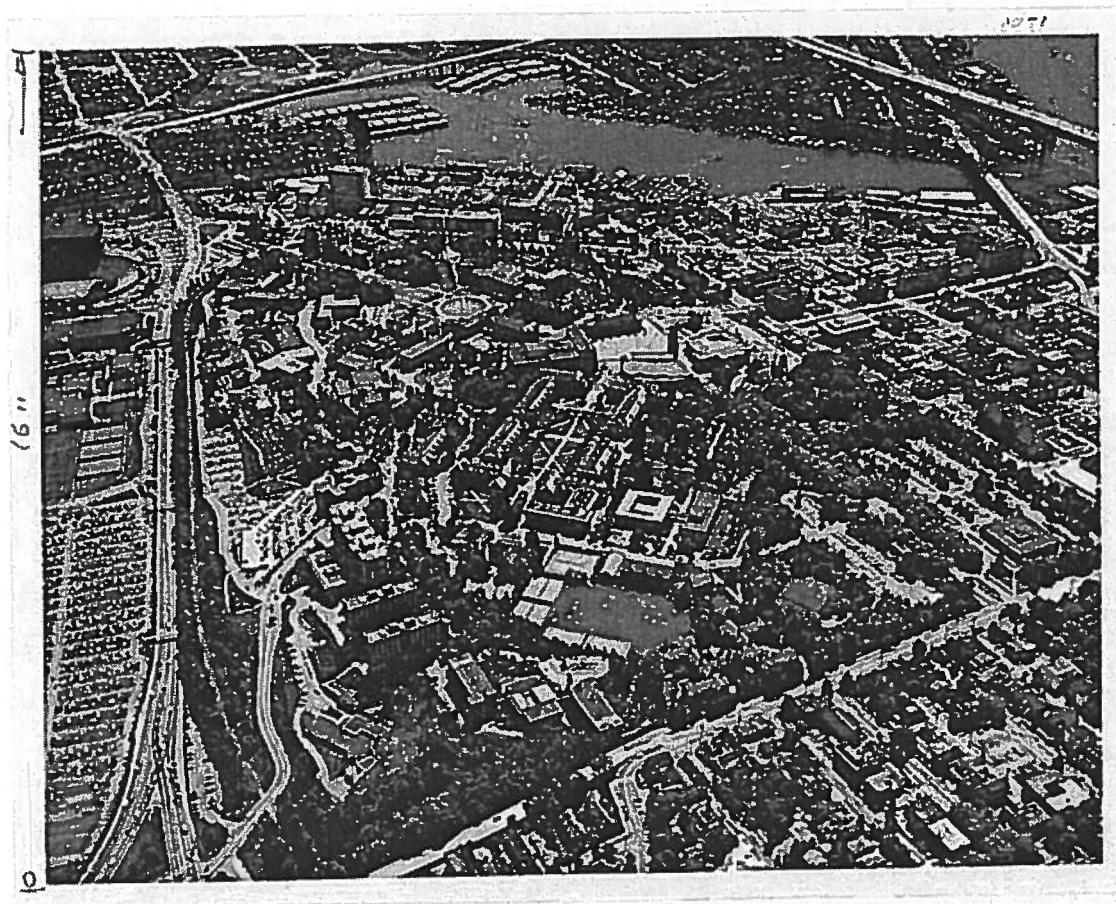
Northeast Campus Parkway under construction, looking west, July 28, 1949.
(Seattle Municipal Archives, item number 41877.)



Ribbon-cutting ceremony to celebrate the opening of the underpass at Northeast Campus Parkway, June 19, 1950. (Seattle Municipal Archives, item number 42320.)



View looking west down Northeast Campus Parkway, April 2, 1951. (Seattle Municipal Archives, item number 2843.)

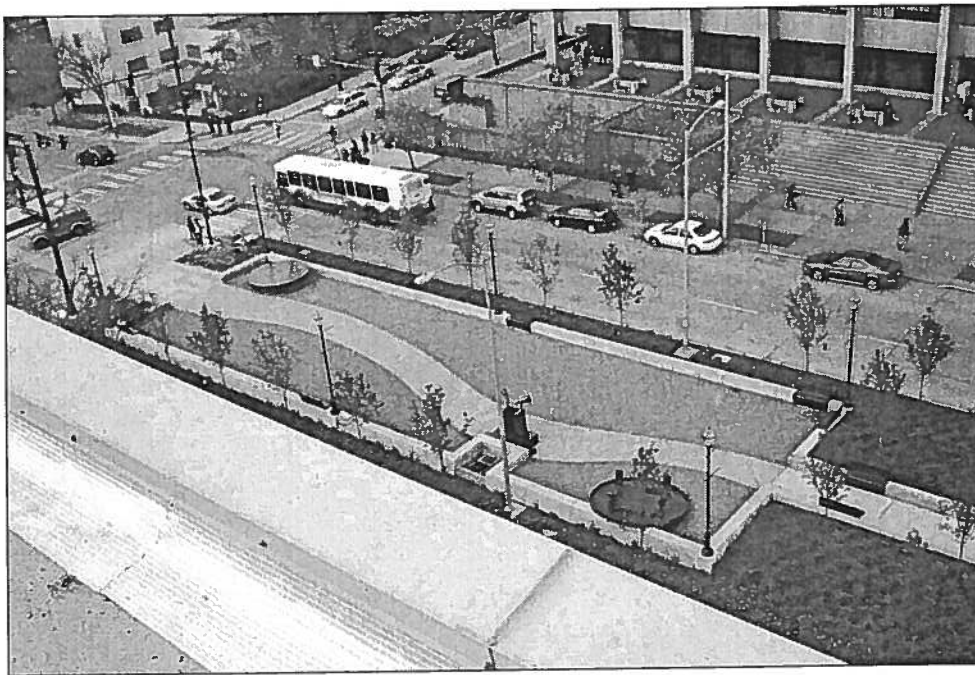


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Aerial view of University of Washington campus from the northeast, 1971. Campus Parkway is visible at the upper right. (University of Washington Special Collections, negative UW19634z.)



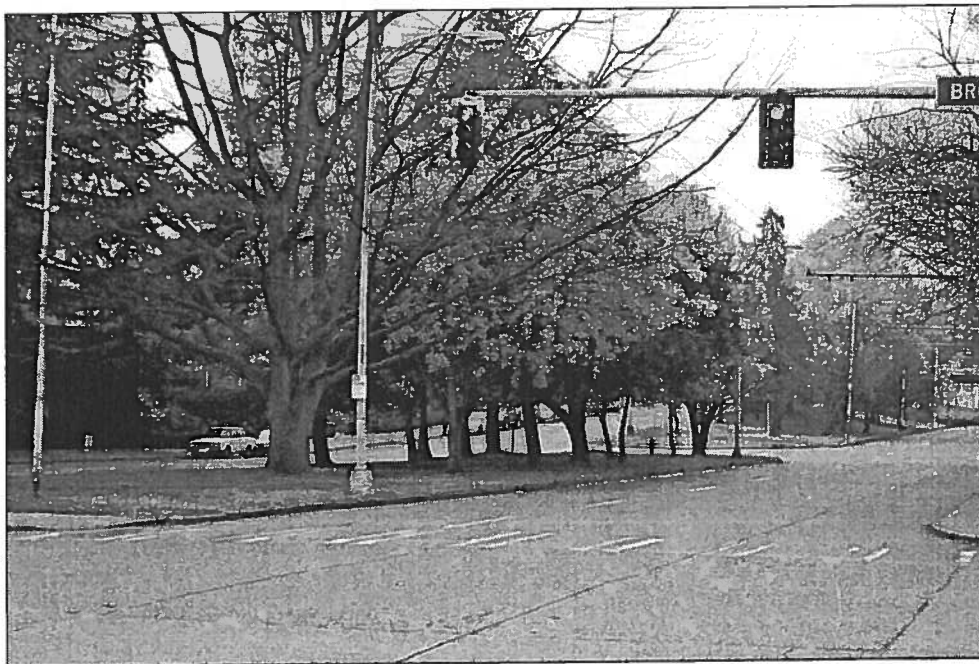
Looking west down the parkway, with a portion of Schmitz Hall visible at the right, October 2004. Recent changes have been made to the landscaped median, including the addition of a paved central walkway, sculpture, and new groundcover and deciduous trees.



View from the rooftop of the nearby Commodore Duchess Apartments looking northwest at the new median with walkways and paved area with student sculpture, November 2004.



Looking east down Northeast Campus Parkway toward central campus, October 2004.



View of the west end of the parkway, looking southwest toward the University Bridge from Brooklyn Avenue Northeast, November 2004. This portion is treated in a naturalistic fashion and more heavily planted with mature trees. The west end of boulevard terminates at an underpass on its northern side that links to Roosevelt Way Northeast and an access ramp from the University Bridge on its southern side.